

TECHNICAL EXHIBIT TE-2

FACILITY COMPONENTS AND EQUIPMENT

The Service Provider shall be fully responsible for all operations, maintenance, repairs, service calls, etc. for all building equipment and systems including but not limited to the following:

Exterior of Structure Structural components including, but not limited to, exterior walls, roofing, flashing, skylights, chimneys, ventilators (and other items that pierce the roof), gutters, downspouts, splash blocks, overhangs, windows, swing doors, overhead doors, sliding doors, revolving doors, hardware closures, hinges, locking devices, lightning protection systems, and exterior stairways.

Interior of Structure Structural components including, but not limited to, interior walls, soundproofing, floor coverings, hardwood flooring, window blinds, window draperies, screening, insulation, drywall, interior signage, carpeting, ceramic tile, interior stairways, ceilings and ceiling tiles, doors, door hardware, raised flooring, mechanical/electrical/key card locks, windows, glass, and mirrors.

Parking Lots and Appurtenances. Structural components including, but not limited to, sidewalks, driveways, roads, curbing, parking areas, signage, patios, canopies, covered walkways, fencing, gates, barriers, barrier arms, entrances, flagpoles, and retaining walls. Work includes snow removal.

Storm Drainage Systems. Complete including, but not limited to, manholes, roof drains, sump pumps, and exterior grates

Chilled Water Systems. Complete chilled water systems including, but not limited to, all computer room A/C units, central chilled water units, and all associated insulation and piping, water treatment, valves, gauges, thermometers, pumps, switches, and controls. Associated water and glycol condenser systems including: exterior cooling towers, piping loops, exterior air cooled condensing units, piping hangars, valves, pumps, expansion tanks, controls, switches, structural system platforms, makeup valves, and back-flow preventers.

HVAC Controls. HVAC controls including, but not limited to, electronic and compressed control air systems including air compressors.

Electrical Power Systems. All electrical power, interior and exterior related lighting systems, and apparatus includes, but is not limited to: Rotary Uninterruptible Power Supply (RUPS) units, controls, batteries, transfer switches, diesel/motor generators, switchboards, switchgear, breaker panels, conduits, hangers, receptacles, lighting switches, and circuit breakers. Also, all buildings electrical distribution equipment including, but not limited to, motors, motor controls center and breakers, high- voltage transformers and switchgear, individual circuits, valves, heaters, heat pumps, electric gate operators, and central clock system.

Emergency Light Systems. Emergency lighting systems complete including, but not limited to, individual units w/battery backup, wiring, breaker panels, special dock spotlights, controls, and emergency lighting generators.

Fire Alarm/Suppression Systems. The fire alarm system complete including but not limited to control panels, alarms, horns, pull stations, smoke detectors, heat detectors, fire doors, all supervisory signaling devices on equipment as alarm check valves, dry pipe deluge and preaction valves, and flame detectors. Also fire suppression systems including wet pipe and dry pipe sprinkler systems and dry chemical fire extinguishers.

Fire Pumps. Fire sprinkler pump system complete and all associated equipment.

Heating Systems. Heating systems including, but not limited to, low pressure hot water boilers, heating elements, controls, circulating pumps, hot water heaters and coils, unit heaters, HVAC unit coils, control valves, and control systems.

HVAC Systems. HVAC system complete including, but not limited to, air handlers, return air fans, controls, heat pumps, Energy Management Systems, cooling towers, glycol dry coolers, VAV and mixing boxes, central systems BAS controls, chillers, motors, filters, duct work, insulation, balancing dampers, fire dampers and curtains, thermostats, gauges, thermometers,

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balancing valves, control valves, cutoff valves, under floor leak detection systems, compressed air control systems and strainers.

Elevators, Escalators, Dumbwaiters, Hoists, and Loading Dock Levelers. Lifting equipment systems including but not limited to the following: all associated equipment in machine rooms and pits, all motors; all hoist motors, motor generators and regulators, geared machines, brakes, car gates, lighting; hydraulic machines, emergency items, loading dock levelers, escalator devices, and cranes, or other lifting devices.

Overhead Doors. Overhead doors include, but not limited to, automatic motorized overhead doors, PVC transparent overlapping door panels, dock bumper/plates, platforms, and air curtains.

Plumbing. Building Plumbing system complete including, but not limited to: all piping, insulation, valves, meters, gauges, check valves, back-flow preventers, sump pumps, steam regulating valves, manual valves, check valves, hot water regulating valves, unit heaters, valcumm/condensate steam traps, radiator, hot water pumps, domestic hot water heaters, strainers, condensation drains, water fountains, sinks, sensor controlled fixtures, sink faucets, urinals, commodes, rest room fixtures, and rest room partitions

Sanitary Sewage System Complete building(s) to city connection including but not limited to: ejectors, controls, valves, piping, floor drains, fixture seals, and grease traps.

Kitchen Equipment. Kitchen equipment includes but not limited to installed icemakers, ranges, grills, refrigeration units, freezer units, kettles, drink dispensers, coffee pots, and vented exhaust hoods.

Child Care Play Equipment. Play Ground Equipment includes, but is not limited to, swings, bars, slides, other wood/plastic structures, and padded exterior play areas.

Lawn Irrigation Systems. The complete lawn sprinkler system, including but not limited to lawn sprinkler heads, electronic controls, piping, and valves.

Tanks. Tanks include but not limited to water and fuel tanks that may be above or under ground and all associated monitoring systems.

All building systems are included except for the site-specific differences shown in the matrix below. The Offeror should carefully review the equipment lists in Technical Exhibits TE-5-CA, TE-5-HQ, TE-5-KY, TE-5-PA, TE-5-TX, and TE-5-UT for details on equipment for which preventive maintenance must be performed.

SYSTEMS EXCLUDED IN SCOPE OF WORK

Site Specific Differences

(X Identifies system/equipment is NOT present or is NOT in scope of work at the specified location)

System PM #	Fresno	HQ	Covington	Philly	Austin	Ogden
Boilers B-02		X				
Fire Alarm System F-15		X				
Kitchen Equipment		X			CDC & Break Room Eq	

**IRS Building Delegations
Performance Work Statement**

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System PM #	Fresno	HQ	Covington	Philly	Austin	Ogden
K-05 etc.					Only	
Above Gnd. Tanks T-03				X		
Under Gnd. Tanks T-04		X	X	X		
Cooling Towers C-09				X		
Chillers R-05				X		
CO2, Haylon, Dry Chem F-26		X				X
Elevators E-01 - 09	X	X	X			X
UPS E-60/65/ 66		X		X		
Child Care Facility & Equipment K-2	X	X		X		
Lawn Sprinkler Systems L-05	X	X	X	X		

The Service Provider is not responsible for operation, maintenance or repair of any of the equipment named below in any building(s) in this contract.

- Computers
- Office furniture
- Office machines
- Paper pulpers
- Personally owned appliances
- Security systems
- Mail handling equipment
- Special purpose incinerators
- Printing plant equipment
- Laboratory equipment